

|   |   |                     |
|---|---|---------------------|
| RE: PETITION FOR VARIANCE                 | * | BEFORE THE          |
| N/S Warren Road, 700' W of c/l Beaver Dam |   |                     |
| Road, Central Light Rail Line - Warren    | * | ZONING COMMISSIONER |
| Road T.P.S.S., 8th Election District,     |   |                     |
| 3rd Councilmanic                          | * | OF BALTIMORE COUNTY |
| Legal Owner: Maryland State Highway       |   |                     |
| Administration                            | * | CASE NO. 95-464-A   |
| Maryland Mass Transit Administration      | * |                     |
| Petitioner/Contract Purchaser             |   |                     |
| * * * * *                                 |   |                     |

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of July, 1995, a copy of the foregoing Entry of Appearance was mailed to Irwin Brown, Esquire, MTA, 300 W. Lexington Street, Baltimore, MD 21201, attorney for Petitioner.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
W/S Pennsylvania RR, 400' N of c/l  
Landstreet Rd., (Central Light \* ZONING COMMISSIONER  
Rail Line -Timonium T.P.S.S.)  
8th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District  
Mass Transit Administration \* Case No. 95-463-A  
Petitioner

\*\*\*\*\*

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
N/S Warren Rd., 700' W of c/l  
Beaver Dam Rd., (Central Light \* ZONING COMMISSIONER  
Rail Line-Warren Rd., T.P.S.S.)  
8th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District  
Legal Owner: Md.State Highway \* Case No. 95-464-A  
Administration  
Contract Purchaser: Mass Transit \*  
Administration, Petitioner

\*\*\*\*\*

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
11100 McCormick Rd. (Central Light  
Rail Line-Gilroy Rd., Passenger \* ZONING COMMISSIONER  
Sta.) cor. E/S Gilroy, N/S Beaver Dam  
8th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District  
Legal Owner: McCormick & Co., Inc \* Case No. 95-465-A  
Mass Transit Administration  
Contract Purchaser \*  
Petitioner

\*\*\*\*\*

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
Cor. W/S McCormick Rd., N/S of  
Schilling Circle (Central Light \* ZONING COMMISSIONER  
Rail Line-Schilling Cir., Passen-  
ger Station) \* OF BALTIMORE COUNTY  
8th Election District  
3rd Councilmanic District \* Case No. 95-466-A  
Legal Owner: Rouse-Teachers  
Properties, Inc., \*  
Md. Mass Transit Administration  
Contract Purchaser/Petitioner

\* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

These consolidated cases come before the Zoning Commissioner as a series of Petitions for Variance, all filed by the Mass Transit Administration. The Petitions for Variance seek zoning relief from the applicable provisions of the Baltimore County Zoning Regulations (BCZR) so as to per-

MICROFILMED

ORDER RECEIVED FOR FILING

8/4/95  
M. Hovak

mit the extension of the light rail line from its present terminus in Timonium, Maryland to the Hunt Valley Mall. As the matters all relate to the same project and are filed by the same Petitioner, the cases were consolidated for the purposes of hearing and this opinion and Order will address all of the issues raised in these matters.

In case No. 95-463-A, zoning relief is requested from Sections 238.1, 238.2, 243.1, 243.2, 243.3, 255.5 and 255.2 of the BCZR; all to permit a front setback of 16 ft., a side setback of 23 ft. and a rear setback of 22 ft., in lieu of the required 75 ft., 50 ft., and 50 ft., respectively. These variances are requested to allow construction of the required structures for the Central Light Rail at Timonium, northwest of the station's stop.

In case No. 95-464-A, relief is requested from Sections 238.1 and 238.2 and 255.1 of the BCZR to permit a minimum 15 ft. rear yard setback for buildings in lieu of the required 30 ft. This Petition relates to the proposed stop northeast of Warren Road in Timonium.

In case No. 95-465-A, relief is requested from Sections 238.1 and/or 238.2 and Section 255.1 of the BCZR to permit an 8 ft. front yard setback of 13 ft. side setback and a 5 ft. rear setback in lieu of the 25 ft., 30 ft., and 30 ft., respectively, for needed structures at the proposed Gilroy Road Light Rail stop.

In case No. 95-466-A, relief is requested from Sections 238.1, 238.2, and 255.1 of the BCZR to permit 0 ft. front yard and side yard setbacks and a 2 ft. rear yard setback in lieu of the required 25 ft., 30 ft., and 30 ft., respectively for buildings proposed at the future Schilling Circle Light Rail Stop.

As noted above, all Petitions were filed by the Mass Transit Administration through John A. Agro, Jr., Administrator of the MTA. Also, as

ORDER FOR FILING  
8/4/95  
M. G. G. G.

applicable, property owners of the subject parcels involved, joined in the Petitions as required. It is also to be noted that Stanley J. Schapiro, on behalf of Baltimore County, appeared and testified that Baltimore County would grant the necessary franchises where needed for obtaining zoning relief. As indicated, the written franchise agreements were not completed at the time of the hearing, however, an agreement was reached by and between the Mass Transit Administration and Baltimore County. The franchises would be granted by the County to facilitate approval of the subject zoning relief.

Appearing at the requisite public hearing held for these cases were Douglas Matzke, a Professional Engineer and Chief Civil Engineer for the MTA. Also present was John I. Coard, Construction Manager who will be involved in the actual construction of the light rail extension. The Petitioners were represented by Jack R. Sturgill, Esquire. There were no Protestants or other interested persons present.

Both Messrs. Matske and Coard testified as expert witnesses and presented their credentials. Mr. Matske has been involved with the development of other MTA projects and will assist in the engineering of the extension of the light rail line. Mr. Coard is a project manager with the MTA. He has extensive hands-on experience in the construction of numerous MTA improvements and expansion. As to the subject Petitions, they all relate to the northern extension of the existing light rail line. In this respect, Mr. Matske presented an overview of the proposal. The northern extension of the light rail line presently ends at the Timonium Park and Ride. That line will be extended north to the Hunt Valley Mall, a distance of approximately 2-1/2 miles. Five new stations will be added, including stations at Warren Road, Gilroy Avenue, Schilling Circle, Pepper Road and the Hunt Valley Mall, itself. Mr. Matske presented presented an excellent

overview of the proposed expansion of the line, both to the north in Baltimore County as well as improvements contemplated in Baltimore City and Anne Arundel County to the south.

The proposed extensions requires variances for numerous stations as described above. It is to be noted that the light rail trains are powered by electricity. The power is generated within small structures which are approximately 14 ft. in width by 40 ft. in length. These structures are placed in strategic points along the line to ensure continuous power supply to the trains. In addition to these small power station structures, a number of other structures called "highblocks" are necessary. These highblocks are structures which provide wheelchair ramp access to the trains. The highblocks are mandated by the applicable provisions of the Americans with Disabilities Act. The locations of both the power station structures and highblocks are driven by engineering considerations. Obviously, the site of the layout of each station is dependent upon the required power needs and insuring access to all persons including those with physical disabilities, who utilize the light rail system.

Messrs. Matske and Coard explained the variances in each case described above for the power station structures and/or highblocks, as the case may be. Moreover, photographs and site plans were submitted for each location which demonstrate the necessary structures and improvements. In each instances, I find that the Petitions for Variances should be approved. Clearly, these Petitions are properly heard in a consolidated manner, as the MTA's planned improvements constitute a series of connected passenger stops. A review of each of the Petitions shows that unique circumstances exist in each location which justifies the Petitions. In all cases, the parcel involved is a narrow property and its location dictated by the track extension and stop destination. In my view, the Petitioner

RECEIVED

OFFICE OF THE CLERK OF THE COURT

8/4/95

John G. Coard

has complied with Section 307.1 of the BCZR and the requirements contained within the case law. Thus, the Petitions for Variance in each instance should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4<sup>th</sup> day of August, 1995 that a variance from Sections 238.1, 238.2, 243.1, 243.2, 243.3, 255.5 and 255.2 of the BCZR to permit a front setback of 16 ft., a side setback of 23 ft. and a rear setback of 22 ft., in lieu of the required 75 ft., 50 ft., and 50 ft., respectively, to allow construction of the required structures for the Central Light Rail at Timonium, northwest of the station's stop be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 238.1 and 238.2 and 255.1 of the BCZR to permit a minimum 15 ft. rear yard setback for buildings in lieu of the required 30 ft. to the proposed stop northeast of Warren Road in Timonium, be and is hereby GRANTED; and,


IT IS FURTHER ORDERED that a variance from Sections 238.1 and/or 238.2 and Section 255.1 of the BCZR to permit an 8 ft. front yard setback of 13 ft. side setback and a 5 ft. rear setback in lieu of the 25 ft., 30 ft., and 30 ft., respectively, for needed structures at the proposed Gilroy Road Light Rail stop, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 238.1, 238.2, and 255.1 of the BCZR to permit 0 ft. front yard and side yard setbacks and a 2 ft. rear yard setback in lieu of the required 25 ft., 30 ft., and 30 ft., respectively, for buildings proposed at the future Schilling Circle Light Rail Stop, be and is hereby GRANTED, subject, however, to the following restriction:

ORIGINAL FILED FOR FILING  
8/4/95  
M. G. G. G.

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES:mmn

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

ONLY RECEIVED FOR FILING  
8/4/95  
In Grade

#458



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at Central Light Rail Line  
N.E. of Warren Rd. Park-n-Ride Lot

which is presently zoned ML-1M

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

ML Setbacks 255.1; BR238.1, BR238.2

*To permit a minimum 15' rear setback for buildings of the Warren Road Central Light Rail Station area of 30'*  
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) It is impossible to meet rear setback requirements in constructing highblocks and remain within MTA R/W. These highblocks are to assist the physically impaired and should they be deleted, it would create a hardship to the physically impaired. Further, MTA cannot meet the setback requirements for the Traction Power Substation. The TPSS location is critical to the operation of the vehicles and there is minimal locations for them without additional R/W acquisition. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Md. Mass Transit Administration  
Contract Purchaser/Lessee

John A. Agro, Jr., Administrator  
(Type or Print Name)

[Signature]  
Signature

300 W. LEXINGTON STREET  
Address

BALTIMORE MD. 21201  
City State Zipcode

Attorney for Petitioner

Irwin Brown  
(Type or Print Name)

[Signature]  
Signature

300 W. LEXINGTON ST. 333-3315  
Address Phone No

BALTIMORE MD. 21201  
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s) Md. State Highway Administration

ROBERT J. FINCK  
DIRECTOR, OFFICE OF REAL ESTATE  
(Type or Print Name)

[Signature]  
Signature

(Type or Print Name)

Signature

X 107 N. CALVERT ST. 333-8260  
Address Phone No

X BALTO MD 21202  
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: [Signature] DATE 6/14/95

set w/ 457 459 460



Printed with Soybean Ink  
on Recycled Paper





WHITNEY BAILEY



COX MAGNANI

#458  
95-464-A

DESCRIPTION OF AREA SUBJECT TO VARIANCE PETITION  
WARREN ROAD RAIL PASSENGER STATION  
CENTRAL LIGHT RAIL LINE - HUNT VALLEY EXTENSION  
MASS TRANSIT ADMINISTRATION - STATE OF MARYLAND  
8th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

COMMENCING from the point formed by the intersection of the centerline of Beaver Dam Road (variable width) with the centerline of the northbound track of the Central Light Rail Line (Hunt Valley Extension) of the Mass Transit Administration of the State of Maryland (formerly Conrail) and running westerly with or near said centerline of northbound track,

(1) North 85 degrees 01 minutes 00 seconds West, 562.00 feet

thence at right angles thereto

(2) North 04 degrees 59 minutes 00 seconds East, 29.70 feet

to the true place of beginning, said place of beginning being located on the outline of the subject parcel

THENCE LEAVING SAID PLACE OF BEGINNING to describe a parcel subject to petition for variance from minimum setbacks as defined for a ML-1M zone in the Zoning Regulations of Baltimore County, Maryland and not to be used for conveyancing, running through the property of the State Highway Administration, referring all courses and distances of this description to the meridian of the Maryland State Plane Coordinate System (NAD '83), the following five (5) courses and distances, viz:

(1) South 04 degrees 59 minutes 00 seconds West, 78.70 feet

(2) North 85 degrees 01 minutes 00 seconds West, 267.00 feet

(3) South 47 degrees 53 minutes 04 seconds West, 135.15 feet

(4) North 85 degrees 01 minutes 00 seconds West, 50.00 feet

(5) North 04 degrees 59 minutes 00 seconds East, 177.79 feet

to intersect the northerly outline of said subject parcel

thence running with and binding thereon

(6) South 85 degrees 00 minutes 15 seconds East, 409.00 feet

to the point of beginning.

CONTAINING an area of 41,712 square feet, more or less.



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95/4164-1

District 8th Date of Posting 6/30/95  
Posted for: Variance  
Petitioner: Mass Transit Admin.  
Location of property: N/S Worren Rd.  
Location of Signs: Facing roadway on property being zoned  
Remarks: \_\_\_\_\_  
Posted by W. M. M. M. Date of return: 7/7/95  
Signature  
Number of Signs: 1



MICROFILMED

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-464-A  
(Item 458)

Central Light Rail Line -  
Warren Road T.P.S.S.  
N/S Warren Road, 700' W  
of o/l Beaver Dam Road  
8th Election District  
3rd Councilmanic

Legal Owner(s):

Maryland State Highway  
Administration

Contract Purchaser(s):

Mass Transit Adminis-  
tration

Hearing: Wednesday

July 19, 1995 at 9:00  
a.m. in Rm. 118, Old  
Courthouse.

Variance to permit a minimum 15-foot rear setback for buildings at the Warren Road Central Light Rail Stop in Lieu of 30 feet.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Hand-  
capped Accessible; for special ac-  
commodations Please Call  
887-3353.

(2) For information concern-  
ing the File and/or Hearing, Please  
Call 887-3391.

6/364 June 29.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

6/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/29, 1995

THE JEFFERSONIAN,

A. Henrich

LEGAL AD. - TOWSON

MICROFILMED



Baltimore County  
Zoning Administration &  
Development Management  
722 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-464-A

Account: R-004-6150

Number

Date 6/14/95

Taken In By: 24528  
Item: 458

Mass Transit Admin — Light Rail Line  
Northeast of Warner Rd

020 - Comm. Variance — \$ 250.00  
080 - 1 sign — \$ 35.00  
Total — \$ 285.00

PAID  
JUN 15 1995

CLERK OF COURT  
3000 E. JEFFERSON AVE  
BALTIMORE, MD 21204

10/15/95

Please Make Checks Payable To: Baltimore County

Cashier Validation

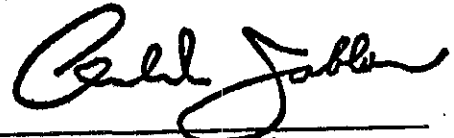
ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 458

Petitioner: Mass Transit Admin

Location: Warren Road, West of Beaver Dam Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Douglas E. Matzke

ADDRESS: 130 Lakefront Drive

Hunt Valley, MD 21038

PHONE NUMBER: (410) 771-6175

TO: PUTUXENT PUBLISHING COMPANY  
June 22, 1995 Issue - Jeffersonian

Please forward billing to:

Mass Transit Administration  
Douglas E. Matzke  
130 Lakefront Drive  
Hunt Valley, MD 21030  
771-6175

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-464-A (Item 458)  
Central Light Rail Line - Warren Road T.P.S.S.  
N/S Warren Road, 700' W of c/l Beaver Dam Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Maryland State Highway Administration  
Contract Purchaser(s): Maryland Mass Transit Administration  
HEARING: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a minimum 15-foot rear setback for buildings at the Warren Road Central Light Rail Stop in lieu of 30 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 22, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-464-A (Item 458)  
Central Light Rail Line - Warren Road T.P.S.S.  
N/S Warren Road, 700' W of c/l Beaver Dam Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Maryland State Highway Administration  
Contract Purchaser(s): Maryland Mass Transit Administration  
HEARING: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a minimum 15-foot rear setback for buildings at the Warren Road Central Light Rail Stop in lieu of 30 feet.

A handwritten signature in black ink, reading "Arnold Jablon".

Arnold Jablon  
Director  
Department of Permits and Development Management

cc: Irwin Brown, Esq./Mass Transit Administration  
Douglas E. Matzke/Mass Transit Administration  
Maryland State Highway Administration

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 13, 1995

Irwin Brown, Esquire  
MTA  
300 W. Lexington Street  
Baltimore, Maryland 21201

RE: Item No.: 458  
Case No.: 95-464-A  
Petitioner: MTA

Dear Mr. Brown:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 14, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 27, 1995

FROM: Pat Keller, Director, OPZ *A*

SUBJECT: Central Light Rail Line

INFORMATION:

Item Number:

457, 458, 459 and 460 *J.L.*

Petitioner:

Mass Transit Administration

Property Size: \_\_\_\_\_

Zoning: \_\_\_\_\_

Requested Action:

Variances

Hearing Date: \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

The Central Light Rail Line (CLRL) from the City Line to Hunt Valley is identified as a programmed transportation project in the Master Plan. Funding for this project is included in the 1995 Consolidated Transportation Program (CTP) under the Mass Transit Administration's Construction Program. Revenue service to Hunt Valley Mall is expected to ready by mid 1997.

Baltimore County contributed \$15,000,000 to the cost of the CLRL. Given the amount of public funds being used to construct the CLRL and its extensions, the proposed additions would enhance existing operations and make each site more accessible for the handicapped. The proposed additions would minimize public expenditure for additional land and maximize the benefits of the public's investment.

Prepared by: Jeffrey W. Long

Division Chief: John J. Keller

PK/JL

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:   Arnold Jablon, Director           DATE:   July 7, 1995  
      Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
      Development Plans Review

RE:    Zoning Advisory Committee Meeting  
      for July 3, 1995  
      Item No. 458

The Development Plans Review Division has reviewed the subject zoning item. Receiving building and grading permits is subject to conformance with the Landscape Manual.

RWB:sw

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/03/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUN. 26, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 450, 451, 452, 453, 454, 455,  
457, 458, 459, 460, 463 AND 464.

RECEIVED  
JUL 3 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 6/26/95

DATE: 6/30/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

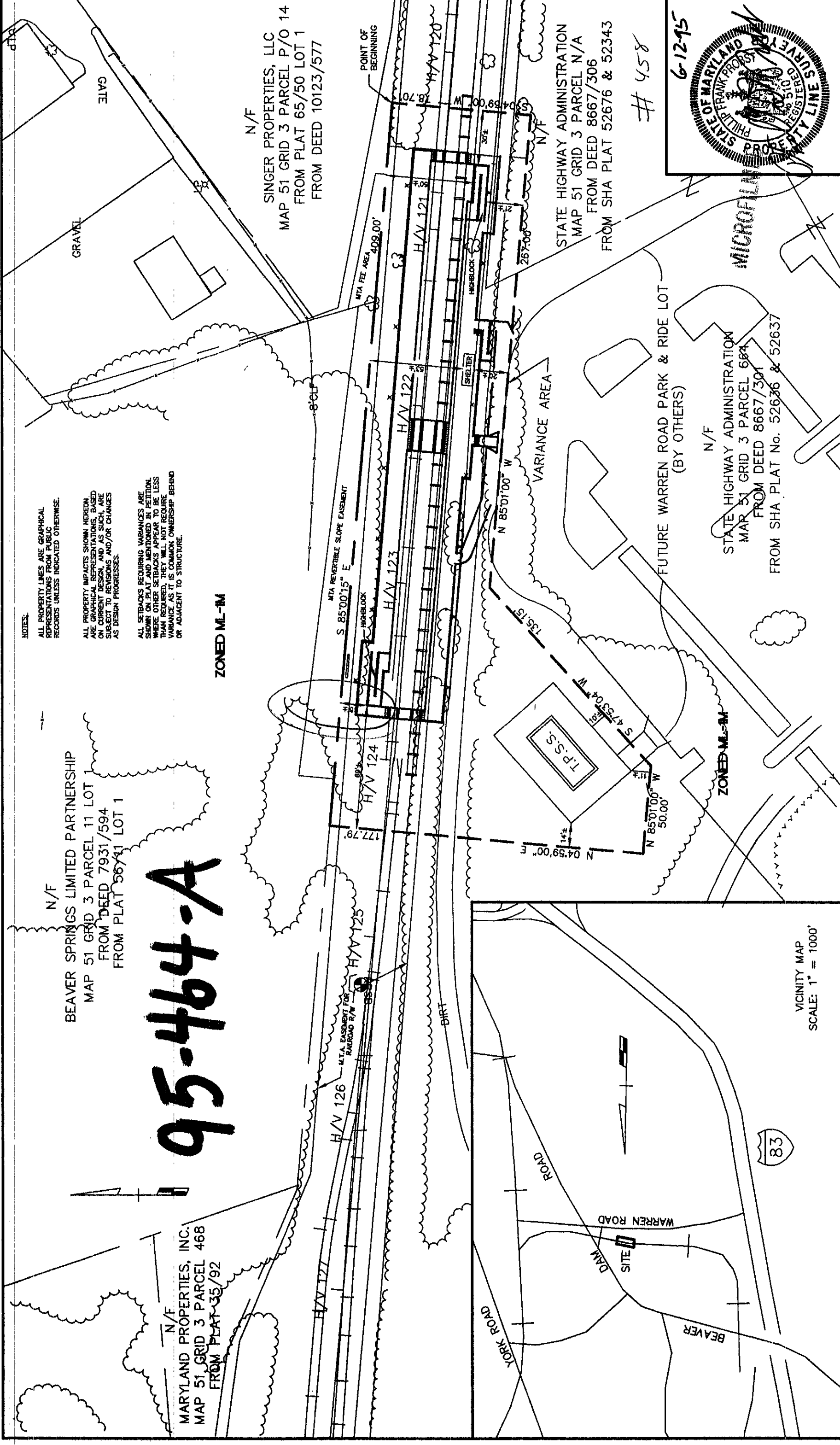
Item #'s:

450  
451  
452  
453  
456  
457  
458✓  
459  
460  
463  
465  
467

LS:sp

LETTY2/DEPRM/TXTSBP

NOV 1 1995



NOTES:  
ALL PROPERTY LINES ARE GRAPHICAL REPRESENTATIONS FROM PUBLIC RECORDS UNLESS INDICATED OTHERWISE.  
ALL PROPERTY IMPACTS SHOWN HEREON ARE GRAPHICAL REPRESENTATIONS BASED ON CURRENT DESIGN AND AS SUCH ARE SUBJECT TO REVISIONS AND/OR CHANGES AS DESIGN PROGRESSES.  
ALL SETBACKS REQUIRING VARIANCES ARE SHOWN ON PLAT AND MENTIONED IN PETITION WHERE OTHER SETBACKS APPEAR TO BE LESS THAN REQUIRED, THEY WILL NOT REQUIRE VARIANCE AS IT IS COMMON OWNERSHIP BEHIND OR ADJACENT TO STRUCTURE.

ZONED ML-M

BEAVER SPRINGS LIMITED PARTNERSHIP  
MAP 51 GRID 3 PARCEL 11 LOT 1  
FROM DEED 7931/594  
FROM PLAT 56/41 LOT 1

95-464-A

N/F  
MARYLAND PROPERTIES, INC.  
MAP 51 GRID 3 PARCEL 468  
FROM PLAT 35/92

N/F  
SINGER PROPERTIES, LLC  
MAP 51 GRID 3 PARCEL P/O 14  
FROM PLAT 65/50 LOT 1  
FROM DEED 10123/577

MTA REVERSIBLE SLOPE EASEMENT  
S 85°00'15" E

MTA FEE AREA 409.00'  
POINT OF BEGINNING

H/V 124  
H/V 123  
H/V 122  
H/V 121

SHUTTER  
HIGHBLOCK

VARIANCE AREA  
N 85°01'00" W

STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL N/A  
FROM DEED 8667/306  
FROM SHA PLAT 52676 & 52343

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

FUTURE WARREN ROAD PARK & RIDE LOT  
(BY OTHERS)

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

N/F  
STATE HIGHWAY ADMINISTRATION  
MAP 51 GRID 3 PARCEL 684  
FROM DEED 8667/301  
FROM SHA PLAT No. 52636 & 52637

CONSULTING ENGINEERS  
WHITNEY  
846 FAIRMOUNT AVE.  
BALTIMORE, MD 21286  
410-512-4500  
410-324-4100 (FAX)

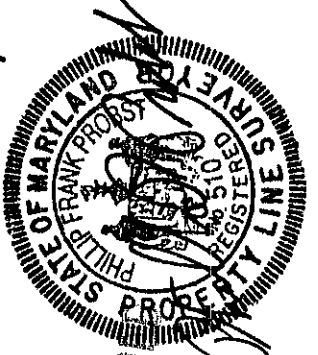
STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION  
MASS TRANSIT ADMINISTRATION  
CENTRAL LIGHT RAIL LINE

EIGHTH ELECTION DISTRICT  
3rd COUNCILMANIC DISTRICT

DESIGNED DATE 5-12-95  
DRAWN APPROVED  
M.L.R.  
CHECKED APPROVED  
P.F.P.

WARREN RD. RAIL  
PASSENGER STATION  
& WARREN RD. T.P.S.S.  
BALTIMORE COUNTY ZONING VARIANCE DRAWING

| REVISIONS |  | NO. | DESCRIPTION | BY | DATE |
|-----------|--|-----|-------------|----|------|
|           |  |     |             |    |      |
|           |  |     |             |    |      |
|           |  |     |             |    |      |
|           |  |     |             |    |      |
|           |  |     |             |    |      |
|           |  |     |             |    |      |
|           |  |     |             |    |      |
|           |  |     |             |    |      |
|           |  |     |             |    |      |

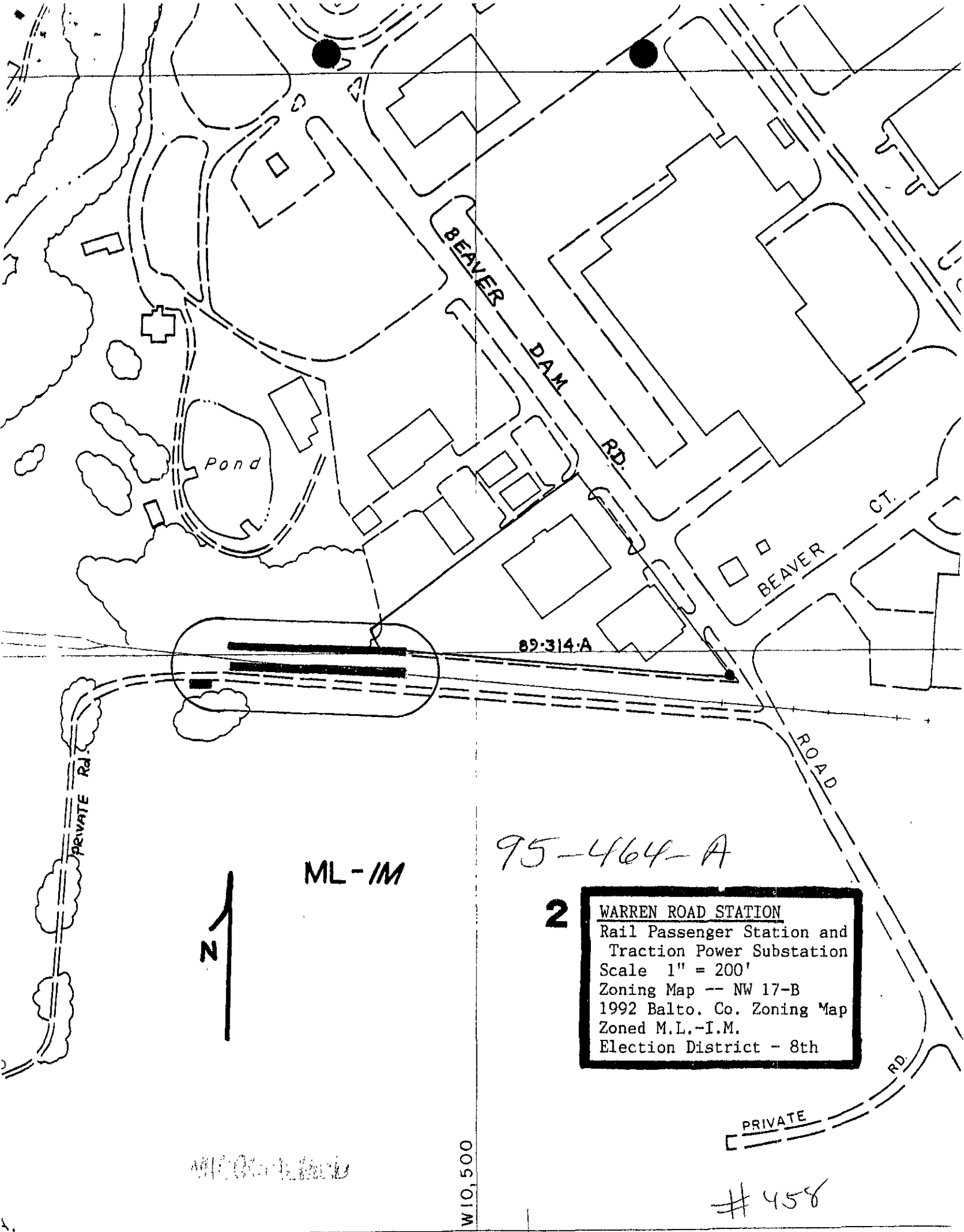


6-12-95

# 458

VICINITY MAP  
SCALE: 1" = 1000'





BEAVER DAM RD.

BEAVER CT.

WARREN ROAD

Pond

89-314-A

95-464-A

ML-IM

2

**WARREN ROAD STATION**  
Rail Passenger Station and  
Traction Power Substation  
Scale 1" = 200'  
Zoning Map -- NW 17-B  
1992 Balto. Co. Zoning Map  
Zoned M.L.-I.M.  
Election District - 8th

PRIVATE

#458

W10,500

N

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
W/S Pennsylvania RR, 400' N of c/l  
Landstreet Rd., (Central Light  
Rail Line - Timonium T.P.S.S.) \* ZONING COMMISSIONER  
8th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \* Case No. 95-463-A  
Mass Transit Administration  
Petitioner

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
N/S Warren Rd., 700' W of c/l  
Beaver Dam Rd., (Central Light  
Rail Line-Warren Rd., T.P.S.S.) \* ZONING COMMISSIONER  
8th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \* Case No. 95-464-A  
Legal Owner: Md.State Highway  
Administration  
Contract Purchaser: Mass Transit  
Administration, Petitioner

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
1100 McCormick Rd. (Central Light  
Rail Line-Gilroy Rd., Passenger  
Sta.)cor.F/S Gilroy,N/S Beaver Dam  
8th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \* Case No. 95-465-A  
Legal Owner: McCormick & Co.,Inc  
Mass Transit Administration  
Contract Purchaser  
Petitioner

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
Cor.W/S McCormick Rd., N/S of  
Schilling Circle (Central Light  
Rail Line-Schilling Cir., Passen-  
ger Station) \* OF BALTIMORE COUNTY  
8th Election District \* Case No. 95-466-A  
3rd Councilmanic District  
Legal Owner: Rouse-Teachers  
Properties, Inc.  
Md. Mass Transit Administration  
Contract Purchaser/Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

These consolidated cases come before the Zoning Commissioner as a series of Petitions for Variance, all filed by the Mass Transit Administration. The Petitions for Variance seek zoning relief from the applicable provisions of the Baltimore County Zoning Regulations (BCZR) so as to per-

mit the extension of the light rail line from its present terminus in Timonium, Maryland to the Hunt Valley Mall. As the matters all relate to the same project and are filed by the same Petitioner, the cases were consolidated for the purposes of hearing and this opinion and Order will address all of the issues raised in these matters.

In case No. 95-463-A, zoning relief is requested from Sections 238.1, 238.2, 243.1, 243.2, 243.3, 255.5 and 255.2 of the BCZR; all to permit a front setback of 16 ft., a side setback of 23 ft. and a rear setback of 22 ft., in lieu of the required 75 ft., 50 ft., and 50 ft., respectively. These variances are requested to allow construction of the required structures for the Central Light Rail at Timonium, northwest of the station's stop.

In case No. 95-464-A, relief is requested from Sections 238.1 and 238.2 and 255.1 of the BCZR to permit a minimum 15 ft. rear yard setback for buildings in lieu of the required 30 ft. This Petition relates to the proposed stop northeast of Warren Road in Timonium.

In case No. 95-465-A, relief is requested from Sections 238.1 and/or 238.2 and Section 255.1 of the BCZR to permit an 8 ft. front yard setback of 13 ft. side setback and a 5 ft. rear setback in lieu of the 25 ft., 30 ft., and 30 ft., respectively, for needed structures at the proposed Gilroy Road Light Rail stop.

In case No. 95-466-A, relief is requested from Sections 238.1, 238.2, and 255.1 of the BCZR to permit 0 ft. front yard and side yard setbacks and a 2 ft. rear yard setback in lieu of the required 25 ft., 30 ft., and 30 ft., respectively for buildings proposed at the future Schilling Circle Light Rail Stop.

As noted above, all Petitions were filed by the Mass Transit Administration through John A. Agro, Jr., Administrator of the MTA. Also, as

applicable, property owners of the subject parcels involved, joined in the Petitions as required. It is also to be noted that Stanley J. Schapiro, on behalf of Baltimore County, appeared and testified that Baltimore County would grant the necessary franchises where needed for obtaining zoning relief. As indicated, the written franchise agreements were not completed at the time of the hearing, however, an agreement was reached by and between the Mass Transit Administration and Baltimore County. The franchises would be granted by the County to facilitate approval of the subject zoning relief.

Appearing at the requisite public hearing held for these cases were Douglas Matske, a Professional Engineer and Chief Civil Engineer for the MTA. Also present was John I. Coard, Construction Manager who will be involved in the actual construction of the light rail extension. The Petitioners were represented by Jack R. Sturgill, Esquire. There were no Protestants or other interested persons present.

Both Messrs. Matske and Coard testified as expert witnesses and presented their credentials. Mr. Matske has been involved with the development of other MTA projects and will assist in the engineering of the extension of the light rail line. Mr. Coard is a project manager with the MTA. He has extensive hands-on experience in the construction of numerous MTA improvements and expansion. As to the subject Petitions, they all relate to the northern extension of the existing light rail line. In this respect, Mr. Matske presented an overview of the proposal. The northern extension of the light rail line presently ends at the Timonium Park and Ride. That line will be extended north to the Hunt Valley Mall, a distance of approximately 2-1/2 miles. Five new stations will be added, including stations at Warren Road, Gilroy Avenue, Schilling Circle, Pepper Road and the Hunt Valley Mall, itself. Mr. Matske presented an excellent

overview of the proposed expansion of the line, both to the north in Baltimore County as well as improvements contemplated in Baltimore City and Anne Arundel County to the south.

The proposed extensions requires variances for numerous stations as described above. It is to be noted that the light rail trains are powered by electricity. The power is generated within small structures which are approximately 14 ft. in width by 40 ft. in length. These structures are placed in strategic points along the line to ensure continuous power supply to the trains. In addition to these small power station structures, a number of other structures called "highblocks" are necessary. These highblocks are structures which provide wheelchair ramp access to the trains. The highblocks are mandated by the applicable provisions of the Americans with Disabilities Act. The locations of both the power station structures and highblocks are driven by engineering considerations. Obviously, the site of the layout of each station is dependent upon the required power needs and insuring access to all persons including those with physical disabilities, who utilize the light rail system.

Messrs. Matske and Coard explained the variances in each case described above for the power station structures and/or highblocks, as the case may be. Moreover, photographs and site plans were submitted for each location which demonstrate the necessary structures and improvements. In each instance, I find that the Petitions for Variances should be approved. Clearly, these Petitions are properly heard in a consolidated manner, as the MTA's planned improvements constitute a series of connected passenger stops. A review of each of the Petitions shows that unique circumstances exist in each location which justifies the Petitions. In all cases, the parcel involved is a narrow property and its location dictated by the track extension and stop destination. In my view, the Petitioner

has complied with Section 307.1 of the BCZR and the requirements contained within the case law. Thus, the Petitions for Variance in each instance should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of August, 1995 that a variance from Sections 238.1, 238.2, 243.1, 243.2, 243.3, 255.5 and 255.2 of the BCZR to permit a front setback of 16 ft., a side setback of 23 ft. and a rear setback of 22 ft., in lieu of the required 75 ft., 50 ft., and 50 ft., respectively, to allow construction of the required structures for the Central Light Rail at Timonium, northwest of the station's stop be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 238.1 and 238.2 and 255.1 of the BCZR to permit a minimum 15 ft. rear yard setback for buildings in lieu of the required 30 ft. to the proposed stop northeast of Warren Road in Timonium, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 238.1 and/or 238.2 and Section 255.1 of the BCZR to permit an 8 ft. front yard setback of 13 ft. side setback and a 5 ft. rear setback in lieu of the 25 ft., 30 ft., and 30 ft., respectively, for needed structures at the proposed Gilroy Road Light Rail stop, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 238.1, 238.2, and 255.1 of the BCZR to permit 0 ft. front yard and side yard setbacks and a 2 ft. rear yard setback in lieu of the required 25 ft., 30 ft., and 30 ft., respectively, for buildings proposed at the future Schilling Circle Light Rail Stop, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES:mmm

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County



## Petition for Variance

to the Zoning Commissioner of Baltimore County  
for the property located at N.E. of Warren Rd. Park-n-Ride Lot

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

ML Setbacks 255.1; BR238.1, BR238.2  
To grant a minimum of 15' rear setback for buildings of the Warren Road Central Light Rail Station in lieu of 30' of the Zoning Regulations of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty it is impossible to meet rear setback requirements in constructing highblocks and remain within MTA R/W. These highblocks are to assist the physically impaired and should they be deleted, it would create a hardship to the physically impaired. Further, MTA cannot meet the setback requirements for the Traction Power Substation. The TPSS location is critical to the operation of the vehicles and there is minimal locations for them without additional R/W acquisition. Property to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

Md. Mass Transit Administration  
Contract Purchaser/Owner

John A. Agro, Jr., Administrator

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

Legal Owner(s)  
Md. State Highway Administration  
Robert S. France  
Director, Office of State

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

300 W. LEXINGTON STREET

WHITNEY BAILEY COX MAGNANI

DESCRIPTION OF AREA SUBJECT TO VARIANCE PETITION  
WARREN ROAD RAIL PASSENGER STATION  
CENTRAL LIGHT RAIL LINE - HUNT VALLEY EXTENSION  
MASS TRANSIT ADMINISTRATION - STATE OF MARYLAND  
8th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

COMMENCING from the point formed by the intersection of the centerline of Beaver Dam Road (variable width) with the centerline of the northbound track of the Central Light Rail Line (Hunt Valley Extension) of the Mass Transit Administration of the State of Maryland (formerly Conrail) and running westerly with or near said centerline of northbound track,

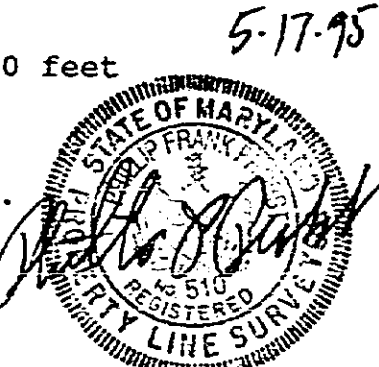
(1) North 85 degrees 01 minutes 00 seconds West, 562.00 feet thence at right angles thereto  
(2) North 04 degrees 59 minutes 00 seconds East, 29.70 feet to the true place of beginning, said place of beginning being located on the outline of the subject parcel

THENCE LEAVING SAID PLACE OF BEGINNING to describe a parcel subject to petition for variance from minimum setbacks as defined for a ML-1M zone in the Zoning Regulations of Baltimore County, Maryland and not to be used for conveyancing, running through the property of the State Highway Administration, referring all courses and distances of this description to the meridian of the Maryland State Plane Coordinate System (NAD '83), the following five (5) courses and distances, viz:

(1) South 04 degrees 59 minutes 00 seconds West, 78.70 feet  
(2) North 85 degrees 01 minutes 00 seconds West, 267.00 feet  
(3) South 47 degrees 53 minutes 04 seconds West, 135.15 feet  
(4) North 85 degrees 01 minutes 00 seconds West, 50.00 feet  
(5) North 04 degrees 59 minutes 00 seconds East, 177.79 feet to intersect the northerly outline of said subject parcel thence running with and binding thereon  
(6) South 85 degrees 00 minutes 15 seconds East, 409.00 feet to the point of beginning.

CONTAINING an area of 41,712 square feet, more or less.

93100223-356





**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: Ed Date of Posting: 6/14/95  
Posted for: Variances  
Petitioner: Mrs. Transit Admin  
Location of property: 475 Warren Rd  
Location of Sign: Transit Admin. property being zoned  
Remarks: \_\_\_\_\_  
Posted by: M. J. Jablon Date of return: 6/14/95  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 6/29, 1995  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/29, 1995

THE JEFFERSONIAN,  
A. Henrichs  
LEGAL AD. - TOWSON

**NOTICE OF HEARING**  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:  
Case: #95-464-A (Item 458)  
Central Light Rail Line - Warren Road T.P.S.S.  
N/S Warren Road, 700' W of c/l Beaver Dam Road in Election District - 3rd Councilmember  
Legal Owner(s): Maryland State Highway Administration  
Contract Purchaser(s): Maryland Mass Transit Administration  
Hearing: Wednesday, July 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.  
Variance to permit a minimum 15-foot rear setback for buildings at the Warren Road Central Light Rail Stop in lieu of 30 feet.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353.  
(2) For information concerning the file and/or hearing, please call 887-3391.  
5/24 June 29

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

June 22, 1995

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-464-A (Item 458)  
Central Light Rail Line - Warren Road T.P.S.S.  
N/S Warren Road, 700' W of c/l Beaver Dam Road  
8th Election District - 3rd Councilmember  
Legal Owner(s): Maryland State Highway Administration  
Contract Purchaser(s): Maryland Mass Transit Administration  
Hearing: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a minimum 15-foot rear setback for buildings at the Warren Road Central Light Rail Stop in lieu of 30 feet.

*Arnold Jablon*

Arnold Jablon  
Director  
Department of Permits and Development Management

cc: Irwin Brown, Mass Transit Administration  
Douglas E. Matzke, Mass Transit Administration  
Maryland State Highway Administration

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

July 13, 1995

Irwin Brown, Esquire  
MTA  
300 W. Lexington Street  
Baltimore, Maryland 21201

RE: Item No.: 458  
Case No.: 95-464-A  
Petitioner: MTA

Dear Mr. Brown:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 14, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 458

Petitioner: Mass Transit Admin

Location: Warren Road, West of Beaver Dam Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Douglas E. Matzke

ADDRESS: 130 Lakefront Drive

Hunt Valley, MD 21030

PHONE NUMBER: (410) 771-5175

AJ:ggg

(Revised 04/29/93)

TO: PUTNEY PUBLISHING COMPANY  
June 22, 1995 Issue - Jeffersonian

Please forward billing to:

Mass Transit Administration  
Douglas E. Matzke  
130 Lakefront Drive  
Hunt Valley, MD 21030  
771-6175

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-464-A (Item 458)

Central Light Rail Line - Warren Road T.P.S.S.

N/S Warren Road, 700' W of c/l Beaver Dam Road

8th Election District - 3rd Councilmember

Legal Owner(s): Maryland State Highway Administration

Contract Purchaser(s): Maryland Mass Transit Administration

HEARING: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a minimum 15-foot rear setback for buildings at the Warren Road Central Light Rail Stop in lieu of 30 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

BALTIMORE COUNTY, MARYLAND

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director, ZADM

DATE: June 27, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: Central Light Rail Line

**INFORMATION:**

Item Number: 457, 458, 459 and 460

Petitioner: Mass Transit Administration

Property Size: \_\_\_\_\_

Zoning: \_\_\_\_\_

Requested Action: Variances

Hearing Date: 7/19

**SUMMARY OF RECOMMENDATIONS:**

The Central Light Rail Line (CLRL) from the City Line to Hunt Valley is identified as a programmed transportation project in the Master Plan. Funding for this project is included in the 1995 Consolidated Transportation Program (CTP) under the Mass Transit Administration's Construction Program. Revenue service to Hunt Valley Mall is expected to ready by mid 1997.

Baltimore County contributed \$15,000,000 to the cost of the CLRL. Given the amount of public funds being used to construct the CLRL and its extensions, the proposed additions would enhance existing operations and make each site more accessible for the handicapped. The proposed additions would minimize public expenditure for additional land and maximize the benefits of the public's investment.

Prepared by: *Jeffrey W. Lax*

Division Chief: *John J. [Signature]*

FK/JL

ITEM457/17ZONE/ZAC1

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: July 7, 1995  
Zoning Administration and Development Management

FROM: *Robert W. Bowling, P.E.*, Chief  
Development Plans Review

RE: Zoning Advisory Committee meeting  
for July 3, 1995  
Item No. 458

The Development Plans Review Division has reviewed the subject zoning item. Receiving building and grading permits is subject to conformance with the Landscape Manual.

SWE:aw





700 East Joppa Road Suite 901  
Towson, MD 21286-9500

(410) 887-4500

DATE: 07/03/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUN. 26, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 450, 451, 452, 453, 454, 455, 457, 458, 459, 460, 463 AND 464.

RECEIVED  
JUL 3 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 6/26/95

DATE: 6/30/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:  
450  
451  
452  
453  
456  
457  
458  
459  
460  
463  
465  
467

LS:sp

LETTY2/DEPRM/TXTSBP

RE: PETITION FOR VARIANCE  
N/S Warren Road, 700' W of c/l Beaver Dam  
Road, Central Light Rail Line - Warren  
Road T.P.S.S., 8th Election District,  
3rd Councilmanic  
Legal Owner: Maryland State Highway  
Administration  
Maryland Mass Transit Administration  
Petitioner/Contract Purchaser

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 95-464-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of July, 1995, a copy of the foregoing Entry of Appearance was mailed to Irwin Brown, Esquire, MTA, 300 W. Lexington Street, Baltimore, MD 21201, attorney for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

